

THE REAL ESTATE MARKET

A \$420,000 ARMY IN THE BRONX FOR THE SECOND BATTERY.

The M. J. Fitzgerald Co. Buys the Six Story Business Building at No. 28 Centre Street—Sells of the Latham Apartments, Fringing Morningstar Park.

Yesterday's brokerage deals, though not especially numerous, were well distributed and affected a variety of property. Among the freshbuds that changed ownership were a high grade apartment house, a couple of business buildings, several flats and tenements and a few sites now occupied by old buildings but available for improvement.

In the auction room only one foreclosure offering was put up, a private dwelling in Harlem, which realized just enough to avert a deficiency judgment.

No plans for new buildings were filed in Manhattan. The Bronx building bureau issued a permit for the erection by the city of a six story armory for the Second Battery at 16th street and Franklin avenue. It is to cost \$420,000 and is to cover a plot 202 by 201 feet. The plans have been drawn by Charles C. Haught.

The Comptroller announced that the sale of the buildings on the south side of Canal street, between the Borsy and Myrtle streets, which had been fixed for November 15, will be postponed indefinitely. The property is part of that needed for the Manhattan Bridge approach, but the city is not in a position to let the contract for the approach just now.

The postponement of the sale will give the numerous tenants of the buildings on the site plenty of time to find new quarters, as the next issue of corporation stock is not expected to take place before May 1.

Private Sales.

CENTRE STREET.—Elizabeth V. Swift has sold to the M. J. Fitzgerald Company No. 28 Centre street, a six story business building, on lot 24.63x93.5, irregular, between Myrtle and Pearl streets. The Fitzgerald Company will occupy the building.

WENTY-FIFTH STREET.—Edgar T. Kingsley has sold for Patrick J. Fox, the heirs of the Daniel F. Quinn estate Nos. 225 and 227 West Twenty-fifth street, two five story double houses with stores, lot 60x28.9, with a four story stable in the rear. This is the first sale of the property since 1852.

SIXTH STREET.—E. California has sold for J. Gerner No. 27 East 114th street, a five story tenement, on lot 25x100.

MORNINGSTAR PARK.—Leon R. Altmeyer has sold for S. Morrill Banner the seven story fireproof elevator apartment house, on lot 100x100, known as the Latham, at the northeast corner of Morningstar park and West 122d street. The house was built by Henry L. Pell about five years ago.

WASHINGTON STREET.—Horace S. Elv & Co. have sold for Samuel Wolpert, as trustee, No. 289 Washington street, a four story building, on lot 100x100, adjoining the northeast corner of Chambers street.

THIRTY-NINTH STREET.—Well & Mayer have sold to Henry Harburger and others Nos. 348 and 350 West Thirty-ninth street, two five story flats, each on lot 25x100.

THIRTY-FIRST STREET.—Pocher & Co. have sold for John J. McElroy, a three story brick stable, on lot 25x100, 125 feet east of Seventh avenue.

SIXTY-THIRD STREET.—J. Rapaport has sold for a Mr. Kubitz No. 227 East 63rd street, a six story tenement, on lot 25x100.

FIFTH STREET.—J. Rapaport has sold for Isaac S. Heller No. 31 First street, a six story tenement, on lot 25x100.

MADISON AVENUE.—Henry J. Kautowitz has sold for the Lathrop Construction Company to Anthony F. Koebler the new six story apartment house, on lot 50x72.6, on the east side of Madison avenue, 50 feet north of 12th street.

121D STREET.—M. Kahn & Co. have sold for Mrs. M. N. H. H. a three story and a half two story brick garage in rear, on lot 25x100.

Miscellaneous.

Frederick Fox & Co. have issued from the Richmond Realty and Construction Company two floors, containing about 15,000 square feet, in the new Richmond Building at the northeast corner of Fifth avenue and Fifth street. The lessees are Henry W. Mail & Co., real estate merchants, now at No. 5 North street. Pierre Mail, who is a member of the firm, is also the Belgian consul in this city, and he will make his headquarters in the new Richmond Building.

Hell & Stern have leased for Andrew J. Kewin, Jr., in the new building at Nos. 27 to 29 West Twenty-fourth street the tenth floor, containing 10,000 square feet of space, for a long term of years, at an aggregate rental of \$40,000.

M. Cohen & Co. This property, which is an eleven story and basement building covering plot 100x100, has now been completely rented before completion.

The Waverly Hotel Club has leased through Louis Becker & Co. offices in the Hotel Building, at No. 110 East 125th street.

J. H. Harlan & Co. have leased for William and Julius Bachrach the three story frame tenement at No. 50 West 160th street, also for John Kautowitz the store at the northeast corner of 16th street and Amsterdam avenue for a term of years at a total rental of about \$18,000.

The Durose Company has leased the top floor in the building at Nos. 47 to 49 First avenue for Ely J. Reiser & Co. to the R. B. Corey Company for a term of years.

Plans have been filed with Building Superintendent Murphy for making over the interior of the Tencklenburg Hotel, which is owned by John D. Crimmins, and which is to be raised and enlarged, fitted with an auditorium, an auxiliary sprinkler system and finished with an ornamental porch. All the new construction work will be supervised by the architect, who has made for Walter J. Salomon, who has leased the building for a term of years, and are to cost \$20,000. Hedman & Schuch are the architects.

The Bronx plans comprise a two story stable to be built for John M. Raub on Moshulu Parkway west of Webster avenue, at a cost of \$15,000, and the new four and six story armory to be built by the city for the Second Battery at the northeast corner of Franklin avenue and 16th street, which is to be of brick and stone, with an avenue frontage of 205 feet and a depth of 100 feet, at a cost of \$420,000. C. C. Haught, architect of Old Trinity Church, Corporation, is the city's architect.

No plans for new buildings were filed with the Manhattan bureau.

Yesterday's Auction Sales.

At 14 Vesey Street.

By Joseph P. Kay.

Austin place, east side, 112.2 feet north of 14th street, 92.12x100, irregular, vacant, lot 100x100, subject to taxes, \$12,754.75, subject to taxes, \$12,754.75.

Whitlock avenue, west side, 130.7 feet north of 14th street, 92.12x100, irregular, vacant, same as same action 2, same as same action 2, subject to taxes, \$12,754.75, subject to taxes, \$12,754.75.

Austin place, west side, 112.2 feet north of 14th street, 92.12x100, irregular, vacant, lot 100x100, subject to taxes, \$12,754.75, subject to taxes, \$12,754.75.

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